

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Oceanside

State: CA

PJ's Total HOME Allocation Received: \$11,840,646

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	91.77 %	94.82 %	59	94.94 %	25	23	
% of Funds Disbursed	79.39 %	83.49 %	60	84.35 %	24	22	
Leveraging Ratio for Rental Activities	5.93	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.22 %	73.69 %	16	81.38 %	47	60	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.50 %	60.98 %	29	68.05 %	46	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.53 %	78.15 %	33	79.65 %	50	56	
% of 0-30% AMI Renters to All Renters***	35.53 %	41.60 %	52	44.76 %	32	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.68 %	91.58 %	27	94.31 %	49	52	
Overall Ranking:			In State:	18 / 92	Nationally:	65 65	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$78,540	\$32,063		\$25,245	76 Units	39.60 %	
Homebuyer Unit	\$37,428	\$19,349		\$14,395	116 Units	60.40 %	
Homeowner-Rehab Unit	\$0	\$26,200		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,482	\$113,654	\$0
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	30.7	34.5	0.0	0.0
Black/African American:	14.7	11.2	0.0	0.0
Asian:	0.0	1.7	0.0	0.0
American Indian/Alaska Native:	1.3	0.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	2.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.9	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	4.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	49.3	47.4	0.0	0.0
----------	--	--	---	---

HOUSEHOLD SIZE:

1 Person:	21.3	11.2	0.0	0.0
2 Persons:	20.0	12.9	0.0	0.0
3 Persons:	18.7	19.0	0.0	0.0
4 Persons:	18.7	33.6	0.0	0.0
5 Persons:	10.7	16.4	0.0	0.0
6 Persons:	8.0	6.0	0.0	0.0
7 Persons:	2.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.0	12.1	0.0	0.0
Elderly:	9.3	3.4	0.0	0.0
Related/Single Parent:	46.7	30.2	0.0	0.0
Related/Two Parent:	25.3	53.4	0.0	0.0
Other:	6.7	0.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	9.5 [#]
HOME TBRA:	10.7	
Other:	21.3	
No Assistance:	68.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 65
(Percentile)
State Rank: 18 / 92 PJs Overall Rank: 65
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	72.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

